

Change of Zone 3248

ORDINANCE NO. _____

1 AN ORDINANCE amending the Lincoln Zoning District Maps attached to and
2 made a part of Title 27 of the Lincoln Municipal Code, as provided by Section 27.05.020
3 of the Lincoln Municipal Code, by changing the boundaries of the districts established
4 and shown thereon.

5 BE IT ORDAINED by the City Council of the City of Lincoln, Nebraska:

6 Section 1. That the "Lincoln Zoning District Maps" attached to and made a part
7 of Title 27 of the Lincoln Municipal Code be and they are hereby amended by changing
8 the boundaries of the districts established and shown on said Maps as follows:

9 A PORTION OF LOT 26 I.T., AND A PORTION OF LOT 27
10 I.T., ALL LOCATED IN THE NORTHEAST QUARTER OF
11 SECTION 18, TOWNSHIP 10 NORTH, RANGE 6 EAST OF
12 THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND
13 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

14 COMMENCING AT THE SOUTHWEST CORNER OF SAID
15 LOT 27 I.T., SAID POINT BEING THE TRUE POINT OF
16 BEGINNING; THENCE ON AN ASSUMED BEARING OF
17 NORTH 00 DEGREES 46 MINUTES 42 SECONDS WEST
18 ALONG THE WEST LINE OF SAID LOT 27 I.T., A
19 DISTANCE OF 596.50 FEET TO A POINT OF
20 DEFLECTION, THENCE NORTH 89 DEGREES 13
21 MINUTES 18 SECONDS EAST ALONG A NORTH LINE OF
22 SAID LOT 27 I.T., A DISTANCE OF 11.00 FEET TO A
23 POINT OF DEFLECTION, THENCE NORTH 00 DEGREES
24 28 MINUTES 16 SECONDS WEST ALONG THE WEST
25 LINE OF SAID LOT 27 I.T., A DISTANCE OF 426.76 FEET
26 TO A POINT, THENCE NORTH 89 DEGREES 13
27 MINUTES 18 SECONDS EAST, A DISTANCE OF 150.16
28 FEET TO A POINT OF CURVATURE, THENCE ALONG A
29 CURVE IN A COUNTER CLOCKWISE DIRECTION
30 HAVING A RADIUS OF 450.00 FEET, ARC LENGTH OF

248.90 FEET, DELTA ANGLE OF 31 DEGREES 41
MINUTES 28 SECONDS, A CHORD BEARING OF NORTH
73 DEGREES 22 MINUTES 34 SECONDS EAST, AND A
CHORD LENGTH OF 245.74 FEET TO A POINT OF
REVERSE CURVATURE, THENCE ALONG A CURVE IN
A CLOCKWISE DIRECTION HAVING A RADIUS OF 500.00
FEET, ARC LENGTH OF 275.92 FEET, DELTA ANGLE OF
31 DEGREES 37 MINUTES 05 SECONDS, A CHORD
BEARING OF NORTH 73 DEGREES 20 MINUTES 23
SECONDS EAST, AND A CHORD LENGTH OF 272.43
FEET TO A POINT OF TANGENCY, THENCE NORTH 89
DEGREES 08 MINUTES 55 SECONDS EAST, A
DISTANCE OF 249.86 FEET TO A POINT, THENCE
NORTH 00 DEGREES 51 MINUTES 05 SECONDS WEST,
A DISTANCE OF 240.42 FEET TO A POINT, THENCE
NORTH 45 DEGREES 00 MINUTES 00 SECONDS EAST,
A DISTANCE OF 78.18 FEET TO A POINT, THENCE
NORTH 88 DEGREES 51 MINUTES 10 SECONDS EAST,
A DISTANCE OF 120.00 FEET TO A POINT, THENCE
SOUTH 01 DEGREES 08 MINUTES 50 SECONDS EAST,
A DISTANCE OF 61.63 FEET TO A POINT, THENCE
SOUTH 52 DEGREES 20 MINUTES 26 SECONDS EAST,
A DISTANCE OF 38.32 FEET TO A POINT OF
INTERSECTION WITH THE NORTH LINE OF SAID LOT 27
I.T., THENCE NORTH 89 DEGREES 08 MINUTES 55
SECONDS EAST ALONG THE NORTH LINE OF SAID LOT
27 I.T., A DISTANCE OF 1486.44 FEET TO THE
NORTHEAST CORNER OF SAID LOT 27 I.T., THENCE
SOUTH 00 DEGREES 51 MINUTES 05 SECONDS EAST
ALONG THE EAST LINE OF SAID LOT 27 I.T., A
DISTANCE OF 1359.50 FEET TO THE SOUTHEAST
CORNER OF SAID LOT 27 I.T., THENCE SOUTH 88
DEGREES 49 MINUTES 42 SECONDS WEST ALONG
THE SOUTH LINE OF SAID LOT 27 I.T., A DISTANCE OF
2606.12 FEET TO THE TRUE POINT OF BEGINNING,
SAID TRACT CONTAINS A CALCULATED AREA OF 76.22
ACRES, OR 3,320,377.37 SQUARE FEET MORE OR LESS

be and it hereby is transferred from the I-2 Industrial District to the R-3 Residential
District and is hereby made a part of the R-3 Residential District and governed by all the
provisions and regulations pertaining to the R-3 Residential District.

1 Section 2. That the "Lincoln Zoning District Maps" attached to and made a part
2 of Title 27 of the Lincoln Municipal Code be and they are hereby amended by changing
3 the boundaries of the districts established and shown on said Maps as follows:

4 A PORTION OF LOT 26 I.T., AND A PORTION OF LOT 27
5 I.T., ALL LOCATED IN THE NORTHEAST QUARTER OF
6 SECTION 18, TOWNSHIP 10 NORTH, RANGE 6 EAST OF
7 THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND
8 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

9 COMMENCING AT THE NORTHEAST CORNER OF SAID
10 LOT 26 I.T., SAID POINT BEING THE TRUE POINT OF
11 BEGINNING, THENCE ON AN ASSUMED BEARING OF
12 SOUTH 45 DEGREES 51 MINUTES 52 SECONDS EAST
13 ALONG THE NORTHEAST LINE OF SAID LOT 26 I.T., A
14 DISTANCE OF 931.67 FEET TO A POINT OF DEFLECTION,
15 SAID POINT BEING A NORTHEAST CORNER OF SAID LOT
16 26 I.T., THENCE SOUTH 00 DEGREES 51 MINUTES 05
17 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 26
18 I.T., A DISTANCE OF 626.06 FEET TO THE SOUTHEAST
19 CORNER OF SAID LOT 26 I.T., THENCE SOUTH 89
20 DEGREES 08 MINUTES 55 SECONDS WEST ALONG THE
21 SOUTH LINE OF SAID LOT 26 I.T., A DISTANCE OF 1486.44
22 FEET TO A POINT, THENCE NORTH 52 DEGREES 20
23 MINUTES 26 SECONDS WEST, A DISTANCE OF 38.32
24 FEET TO A POINT, THENCE NORTH 01 DEGREES 08
25 MINUTES 50 SECONDS WEST ALONG A WEST LINE OF
26 LOT 27 I.T., AND ITS EXTENSION, A DISTANCE OF 1256.48
27 FEET TO A NORTHWEST CORNER OF SAID LOT 27 I.T.,
28 THENCE NORTH 88 DEGREES 51 MINUTES 30 SECONDS
29 EAST ALONG THE NORTH LINE OF SAID LOTS 27 I.T.,
30 AND 26 I.T., A DISTANCE OF 863.98 FEET TO THE TRUE
31 POINT OF BEGINNING, SAID TRACT CONTAINS A
32 CALCULATED AREA OF 39.78 ACRES, OR 1,733,017.58
33 SQUARE FEET MORE OR LESS;

34 be and it hereby is transferred from the I-2 Industrial District to the H-4 General
35 Commercial District and is hereby made a part of the H-4 General Commercial District and
36 governed by all the provisions and regulations pertaining to the H-4 General Commercial
37 District.

1 Section 3. That the "Lincoln Zoning District Maps" attached to and made a part of
2 Title 27 of the Lincoln Municipal Code be and they are hereby amended by changing the
3 boundaries of the districts established and shown on said Maps as follows:

4 A LEGAL DESCRIPTION FOR A TRACT OF LAND
5 COMPOSED OF A PORTION OF LOT 26 I.T., AND A
6 PORTION OF LOT 27 I.T., ALL LOCATED IN THE
7 NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 10
8 NORTH, RANGE 6 EAST OF THE 6TH P.M., LANCASTER
9 COUNTY, NEBRASKA, AND MORE PARTICULARLY
10 DESCRIBED AS FOLLOWS:

11 COMMENCING AT THE NORTHWEST CORNER OF SAID
12 LOT 27 I.T., THENCE SOUTH 00 DEGREES 28 MINUTES 16
13 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 27
14 I.T., A DISTANCE OF 120.01 FEET TO A POINT, SAID
15 POINT BEING THE TRUE POINT OF BEGINNING, THENCE
16 ON AN ASSUMED BEARING OF NORTH 88 DEGREES 51
17 MINUTES 16 SECONDS EAST ALONG A LINE 120.00 FEET
18 SOUTH OF AND PARALLEL WITH A NORTH LINE OF SAID
19 LOT 27 I.T., A DISTANCE OF 1067.59 FEET TO A POINT,
20 THENCE SOUTH 01 DEGREES 08 MINUTES 50 SECONDS
21 EAST, A DISTANCE OF 365.33 FEET TO A POINT,
22 THENCE SOUTH 88 DEGREES 51 MINUTES 10 SECONDS
23 WEST, A DISTANCE OF 120.00 FEET TO A POINT,
24 THENCE SOUTH 45 DEGREES 00 MINUTES 00 SECONDS
25 WEST, A DISTANCE OF 78.18 FEET TO A POINT, THENCE
26 SOUTH 00 DEGREES 51 MINUTES 05 SECONDS EAST, A
27 DISTANCE OF 240.42 FEET TO A POINT, THENCE SOUTH
28 89 DEGREES 08 MINUTES 55 SECONDS WEST, A
29 DISTANCE OF 249.86 FEET TO A POINT OF CURVATURE,
30 THENCE ALONG A CURVE IN A COUNTER CLOCKWISE
31 DIRECTION HAVING A RADIUS OF 500.00 FEET, ARC
32 LENGTH OF 275.92 FEET, DELTA ANGLE OF 31 DEGREES
33 37 MINUTES 05 SECONDS, A CHORD BEARING OF SOUTH
34 73 DEGREES 20 MINUTES 23 SECONDS WEST, AND A
35 CHORD LENGTH OF 272.43 FEET TO A POINT OF
36 REVERSE CURVATURE, THENCE ALONG A CURVE IN A
37 CLOCKWISE DIRECTION HAVING A RADIUS OF 450.00
38 FEET, ARC LENGTH OF 248.90 FEET, DELTA ANGLE OF 31
39 DEGREES 41 MINUTES 28 SECONDS, A CHORD BEARING
40 OF SOUTH 73 DEGREES 22 MINUTES 34 SECONDS

1 WEST, AND A CHORD LENGTH OF 245.74 FEET TO A
2 POINT OF TANGENCY, THENCE SOUTH 89 DEGREES 13
3 MINUTES 18 SECONDS WEST, A DISTANCE OF 150.16
4 FEET TO A POINT OF INTERSECTION WITH THE WEST
5 LINE OF SAID LOT 27 I.T., THENCE NORTH 00 DEGREES
6 28 MINUTES 16 SECONDS WEST ALONG THE WEST LINE
7 OF SAID LOT 27 I.T., A DISTANCE OF 796.18 FEET TO THE
8 TRUE POINT OF BEGINNING, SAID TRACT CONTAINS A
9 CALCULATED AREA OF 16.30 ACRES, OR 710,070.99
10 SQUARE FEET MORE OR LESS;

11 be and it hereby is transferred from the I-2 Industrial District to the B-2 Planned
12 Neighborhood Business District and is hereby made a part of the B-2 Planned
13 Neighborhood Business District and governed by all the provisions and regulations
14 pertaining to the B-2 Planned Neighborhood Business District.

15 Section 4. That this ordinance shall take effect and be in force from and after its
16 passage and publication according to law.

Introduced by:

Approved as to Form & Legality:

City Attorney

Staff Review Completed:

Administrative Assistant

Approved this ____ day of _____, 2001: _____ Mayor
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